

City Council Meeting: 10/02/08

Agenda Item Number: 43

SUBJECT: This is the second public hearing for a Zoning Map Amendment and Planned Area Development Overlay for 6th & WILSON CUSTOM LOTS, located at 430 West 6th Street.

DOCUMENT NAME: 20081002dsdk01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **6th & WILSON CUSTOM LOTS (PL080154)** (Joseph Lewis, Sunny Tempe Investments, property owner; Barry Goldstein, Vincent Goldstein Architect, applicant) consisting of a Planned Area Development for four new lots for three-story custom homes, ranging from 2,000-2,800 s.f. within a 1,114 s.f. building footprint on four 2,800 s.f. lots totaling .27 net acres, located at 430 W. 6th Street in the R-3, Multi-Family Residential Limited District. The request includes the following:

ZON08005 – (Ordinance No. 2008.29) Zoning Map Amendment from R-3 Multi-Family Residential Limited District to R-1 PAD, Single-Family Residential Planned Area Development District.

PAD08009 – Planned Area Development Overlay for four new single-family lots with development standards to allow for future custom homes on 2,800 s.f. lots, with a 40-foot building height, 50% lot coverage, 25% landscape area, 5-foot front, side and street side-yard setbacks and a 15-foot rear yard setback.

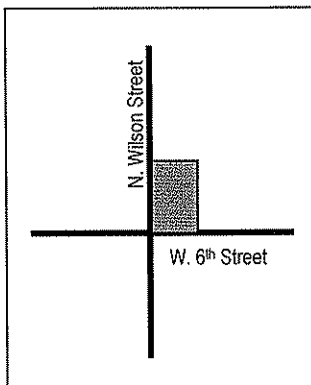
PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Department Manager (480-858-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions
Development Review Commission – Approval, subject to conditions plus one added

ADDITIONAL INFO:

Gross/Net site area	.27 acres
Total Building area	4,456 (total of all four custom home first floor footprints)
Lot Coverage	50 % (50% max. allowed in R-3, proposed PAD to match)
Density	15 du/ac (20 du/ac allowed in R-3, proposed PAD to decrease)
Building Height	40 ft (30 ft max. allowed in R-3, proposed PAD to increase)
Building setbacks	5' front, 5' side, 5' street side, 15' rear (20', 10', 10', 15' min. allowed in R-3, PAD proposed changes)
Landscape area	25% (25% min. required in R-3, PAD to match)
Vehicle Parking	8 spaces (8 min. required) provided in garage

A neighborhood meeting was held on June 9th for this application. The applicant also met with Riverside Sunset Neighborhood Association on July 1st. This request was introduced and heard by the City Council on September 11, 2008.

PAGES:

1. List of Attachments
- 2-3. Comments
3. Reason for Approval
4. Conditions of Approval
5. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Ordinance No. 2008.29
- 2-3. Legal Description
- 4-5. Waiver of Rights and Remedies form
6. Location Map
7. Aerial Photo
- 8-10. Letters of Explanation
- 11-12. Neighborhood Meeting Summaries
13. Site plan
14. Floor plans
- 15-16. Building Elevations
17. Landscape Plan
18. Preliminary Grading & Drainage Plan
19. Photographs

COMMENTS:

This site is located on the northeast corner of Wilson and 6th streets in the Riverside Neighborhood Association. This request includes a Zoning Map Amendment from R-3, Multi-Family Residential Limited District to R1-PAD, Single-Family Residential with a Planned Area Development to establish the development standards for four new custom home lots, to be designed and built individually. The requested PAD would reduce the density of the property from up to 20 dwelling units per acre, to 15 dwelling units per acre, on .27 net acres which is a difference of 1 dwelling unit. The PAD would set a maximum 40 foot building height and reduce setbacks from the existing R-3 zoning. The applicant has received approval of an Amended Subdivision Plat, to reconfigure Lots 9, 10 and 11. Should the zoning amendment and PAD be approved a Final Amended Subdivision Plat would be required for the four new individual for-sale custom home lots.

PUBLIC INPUT

A neighborhood meeting is required and was held on June 9, 2008 from 6:00 p.m. to 8:00 p.m. at the Westside Multi-generational Center. See attached summary of meeting provided by the applicant. Development Services staff attended the meeting. Comments were generally inquiries of process and curiosity. Primary focus was on the future potential to develop these as individual custom homes, and what design standards would be applicable. For clarification: With Single Family Planned Area Developments, the only design standards are the standards recorded within the PAD; no materials, colors or styles are being proposed. Development Plan Review is not required for individual single-family homes, but is required for subdivisions where multiple lots are being developed, developments of two to three units require administrative review and four or more require review by the Commission. Staff received one phone call regarding this project, expressing concern about the proposed height. The applicant then met with the residents of Riverside Sunset Neighborhood Association on July 1, 2008 to present the project and answer questions. The summary of this meeting has been included in the attachments.

PROJECT ANALYSIS

ZONING

The proposed amendment to the zoning map would reduce the allowable density from 20 to 15 dwelling units per acre, which on the size of this lot, would mean the difference between the currently allowed 5 units and the proposed 4 units. The proposed zoning amendment is in the public interest by enabling the site to be developed for a new single-family owner-occupied housing product. There are limited opportunities for new single-family homes with backyards large enough to accommodate a pool in the Riverside neighborhood. This also provides for infill development, assisting in the revitalization and stabilization of the existing neighborhood. This proposal supports the Riverside/Sunset Strategic Plan Goals and Objectives, although the height is slightly higher than the preferred 35 foot maximum mentioned in the plan. Because the density map designates density up to 25 for this area, the proposed zoning change conforms to the General Plan land use and density map. The proposed infill development and standards are appropriate to the surrounding area, and are justified by the proposed project and context, in relation to the defined zoning district uses and standards.

PLANNED AREA DEVELOPMENT

The proposed Planned Area Development would modify some of the standards of the existing development pattern in order to accommodate a new building type, and infill the area with small single-family residences. The density is reduced and the minimum lot size is increased. Most older existing structures in the area are one-story multi-family, but have the potential to go to 30 feet, if redeveloped, or 33 feet by use permit standard. The proposed height allows higher floor to ceiling living spaces and an open roof-top balcony accessed by an enclosed stairwell. The proposed lot coverage, landscape and rear yard setback conform to the existing development standards within the area. The front yard and side yard setbacks are reduced to accommodate a two-car garage and limited first floor living space within a 1,114 s.f. building footprint. The units are proposed to be pushed up closer to the street in order to maximize the utility of the back yard to accommodate private pools or allow for future expansions. In order to accommodate this PAD, a portion of Lot 10 has been added to the depth of these lots. The resulting shift in property lines requires the applicant to replat not only the 4 subject sites, but the 2 lots to the east, so that they are buildable lots conforming to the zoning code. The applicant is submitting a plat to City Council which modifies the property lines of the three lots, to provide sufficient room for this PAD, and two future lots to the east. A separate plat will be needed to provide the property lines between the four proposed lots of this PAD.

Land Use Category	Residential	Residential
Zoning District	R-3	R1-PAD Proposed
Zoning Name	Multi-family Residence General	Single-family Residence with Planned Area Development Overlay
Density (DU/AC)	20	15
Minimum Lot Area per Dwelling Unit	2,180 s.f.	2,930 s.f.
Building Height	30 ft	<i>30 ft with the exception of 40 maximum for stairwells to exterior balconies or roof top non-livable space.</i>
Max. Lot Coverage (% of net)	50%	50%
Min. Landscape Area (% of net)	25%	25%
Front Parking setback	20 ft	20 ft
Front Building setback	20 ft	5 ft
Side building setback	10 ft.	5 ft
Side common wall setback	0 ft	0 ft
Rear Building setback	15 ft	15 ft

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land use is allowable in Part 3.
2. Development of this site will conform to the development standards listed above, as established as part of the PAD Overlay District.
3. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

Conclusion

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Zoning Amendment and Planned Area Development. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, the proposed development is in keeping with the development standards of the existing neighborhood context, with modifications made only as necessary to allow a unique housing infill project.
4. The proposed project is supportive of the long-term goals of the Sunset Riverside Strategic Plan for revitalization and infill.
5. The proposed project meets the approval criteria for a Zoning Amendment and Planned Area Development.

ZON08020 AND PAD08009**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A building permit shall be obtained on or before August 14, 2010 or the zoning of the property may revert to that in place at the time of application, subject to a public hearing.
2. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than September 12, 2008, or the Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.
3. The Planned Area Development for 6th & Wilson Custom Home Lots shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
4. An amended Subdivision Plat is required for this development and shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before August 14, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.
5. Provide 6'-0" wide public sidewalk along both streets.
6. All development standards for the Planned Area Development Overlay shall conform to the standards as presented at the hearing and shall not be modified by individual custom home development:

Land Use Category	Residential
Zoning District	R1-PAD
Zoning Name	Single-family Residence with Planned Area Development Overlay
Density (DU/AC)	15
Minimum Lot Area per Dwelling Unit	2,930 s.f.
Building Height	<i>30 ft with the exception of 40 maximum for stairwells to exterior balconies or roof top non-livable space.</i>
Max. Lot Coverage (% of net)	50%
Min. Landscape Area (% of net)	25%
Front Parking setback	20 ft
Front Building setback	5 ft
Side building setback	5 ft
Side common wall setback	0 ft
Rear Building setback	15 ft

7. AS A CONDITION OF SALE, ALL HOME ELEVATIONS SHALL BE SUBJECT TO APPROVAL BY CITY STAFF WITH THE UNDERSTANDING THAT THE FACADES WILL NOT BE IDENTICAL AND SHALL BE COMPLIMENTARY. (ADDED BY THE COMMISSION)

HISTORY & FACTS:

September 1959	Building Permits issued for two buildings containing 11 apartments on Lots 9 and 10 in the R-3 Multi-family zoning district.
No further history or entitlements have been identified; the site has functioned as the existing multi-family use since 1960.	
July 8, 2008	Development Review Commission heard the request for a Zoning Map Amendment and Planned Area Development for four new custom home lots, recommendation is forthcoming.
July 29, 2008	Development Review Commission continued the hearing until August 12, 2008.
August 12, 2008	Development Review Commission heard the request for a Zoning Map Amendment and Planned Area Development for four new custom home lots and recommended approval.
September 11, 2008	City Council introduced and heard the request for a Zoning Map Amendment and Planned Area Development for four new custom home lots. At this same meeting, Council heard and approved the requested subdivision plat to modify property lines of Lots 9, 10 and 11 to accommodate the PAD on Lot 9.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2008.29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the R-3, Multi-family Residential Limited District and designating it as R-1 PAD, Single Family Residential Planned Area Development on .27 acres.

LEGAL DESCRIPTION

See Attached

TOTAL AREA IS .27 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case # ZON08005** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

A



Civil Engineering
Land Surveying
Project Management



MAY 14, 2008
PROJECT # 08070

**LEGAL DESCRIPTION
6TH AND WILSON**

A PARCEL OF LAND BEING A PORTION OF LOTS 9 AND 10, BLOCK 1 OF "ORTH SUBDIVISION" RECORDED IN BOOK 33 OF MAPS, PAGE 40. MARICOPA COUNTY RECORDS, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 5TH STREET AND WILSON STREET, BEING A BRASS CAP FLUSH, FROM WHICH THE INTERSECTION OF 5TH STREET AND FARMERS AVENUE, BEING A BRASS CAP IN A HANDHOLE, BEARS SOUTH 89 DEGREES 47 MINUTES 31 SECONDS EAST, A DISTANCE OF 464.89 FEET.

THENCE SOUTH 00 DEGREES 03 MINUTES 11 SECONDS EAST, ALONG THE MONUMENT LINE OF SAID WILSON STREET, A DISTANCE OF 220.59 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 49 SECONDS EAST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 9 OF SAID "ORTH SUBDIVISION" AND THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED:

THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 9 AND 10 OF SAID SUBDIVISION, A DISTANCE OF 70.00 FEET;

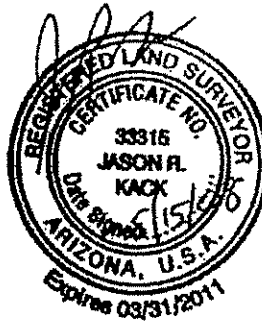
THENCE DEPARTING SAID NORTH LINE AND ALONG A LINE 70.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 9, SOUTH 00 DEGREES 03 MINUTES 11 SECONDS EAST, A DISTANCE OF 167.45 FEET TO THE SOUTH LINE OF SAID LOT 10;

THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9;

J:\Projects\08070\LEGALS\6TH&WILSON.doc

THENCE NORTH 00 DEGREES 03 MINUTES 11 SECONDS WEST, DEPARTING
SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF
167.46 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN
DESCRIBED.

SAID PARCEL CONTAINS 11,722 SQUARE FEET OR 0.2691 ACRES, MORE OR
LESS.



WHEN RECORDED RETURN TO:

City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL080154** to the City requesting that the City approve the following:

____ GENERAL PLAN AMENDMENT
 X ZONING MAP AMENDMENT
 X PAD OVERLAY
____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
____ USE PERMIT
____ VARIANCE
____ DEVELOPMENT PLAN REVIEW
 X SUBDIVISION PLAT/CONDOMINIUM PLAT
____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. 124 - 33 - 009A
430 W. 6th Street, Tempe, AZ 85281

See attached legal description

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2008.

(Signature of Owner)

(Printed Name)

(Signature of Owner)

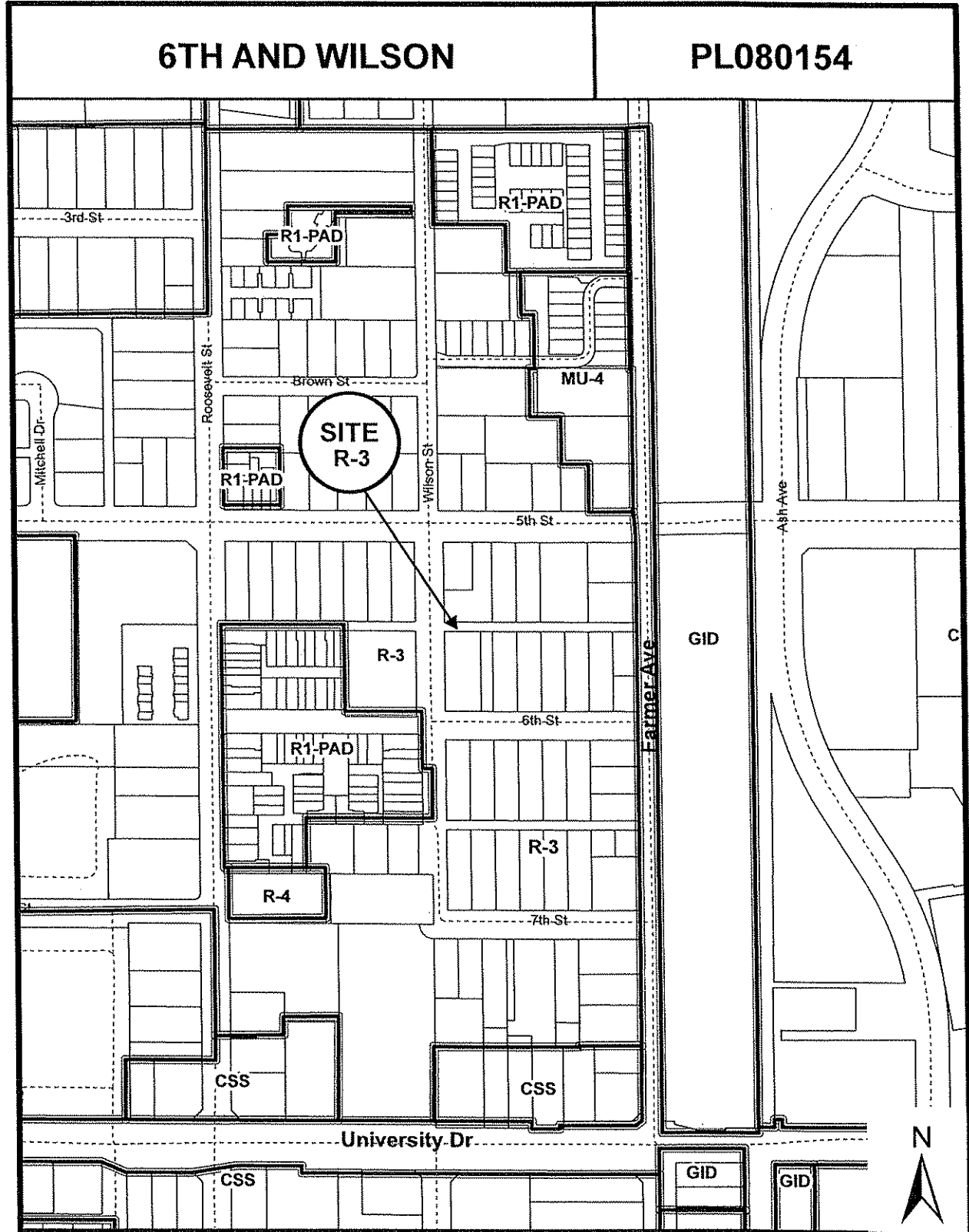
(Printed Name)

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

(Signature of Notary)

(Notary Stamp)



Location Map



6TH & WILSON CUSTOM HOME LOTS (PL080154)



VINCENT I GOLDSTEIN
ARCHITECTS

1 East Camelback | Suite 430
Phoenix, AZ 85012
602.716.5611 | fx 602.716.5613
vgaarchitects.com



June 25, 2008

RE: Sub-division Plat Amendment
6th and Wilson Custom Home Lots- SPR08029
430 W 6th Street
Tempe, AZ 85281

Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85280-5002

Dear Ms. Kaminski,

We are requesting the review of the attached submittal for Sub-division Plat amendment:

The proposed project is situated on a half acre lot and is currently zoned R-3. We have applied to change the zoning to an R-1PAD it allows the owner to sub-divide the lot as indicated in the plans and establish the development standards required to market a unique "for-sale" single family product in the downtown area thus maximizing the potential of the site as allowed in accordance to the General Plan 2030 and the Zoning and Development code. The proposed residence would have a two car garage with the entrance and a den at the lower level. The Second Level consists of the Living Level with a Kitchen, Dining and Living Area with a balcony facing Wilson. The Third Level is the Sleeping Level with a Master Bedroom Suite, two (2) bedrooms, bath and Laundry Room. There will be a Roof Deck of approximately 350 S.F.. The Elevation will have a modern look with a combination of Stucco, Steel and engineered wood siding,

Sub -division Plat Amendment Request:

Sunny Tempe Investments currently owns Lot 9 (proposed site), 10 and 11. Through the appropriate lot platting procedures we propose to take 20'-0" of Lot 10 and give it to Lot 9 to allow for a 70.0' (d) by 167.4' (l). Lot 9 will be split into four (4) lots of equal size. Each lot to be sold off individually for use as a single family residence with a proposed building area of 1,114 S.F with a backyard to allow for the future pool, play area.

Sincerely,

Barry Goldstein, AIA
Principal



VINCENT I GOLDSTEIN
ARCHITECTS

1 East Camelback | Suite 430
Phoenix, AZ 85012
602.716.5611 | fx 602.716.5613
vgaarchitects.com

June 25, 2008

RE: Zoning Map Amendment
6th and Wilson Custom Home Lots- SPR08029
430 W 6th Street
Tempe, AZ 85281

Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85280-5002

Dear Ms. Kaminiski,

We are requesting the review of the attached submittal for Zoning Map Amendment:

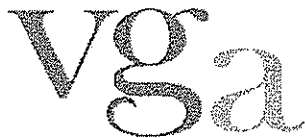
Sunny Tempe Investments currently owns Lot 9 (proposed site), 10 and 11. Through the appropriate lot platting procedures we propose to take 20'-0" of Lot 10 and give it to Lot 9 to allow for a 70.0' (d) by 167.4' (l). Lot 9 will be split into four (4) lots of equal size. Each lot will be sold off individually for use as a single family residence with a proposed building area of 1,114 S.F. with a backyard to allow for the future pool, play area, etc. The proposed residence would have a two car garage with the entrance and a den at the lower level. The Second Level consists of the Living Level with a Kitchen, Dining and Living Area with a balcony facing Wilson. The Third Level is the Sleeping Level with a Master Bedroom Suite, two (2) bedrooms, bath and Laundry Room. There will be a Roof Deck of approximately 350 S.F.. The Elevation will have a modern look with a combination of Stucco, Steel and engineered wood siding,

Zoning Map Amendment:

The proposed project is situated on a half acre lot and is currently zoned R-3. In changing the zoning to an R-1PAD it allows the owner to sub-divide the lot as indicated in the plans and establish the development standards required to market a unique "for-sale" single family product in the downtown area thus maximizing the potential of the site as allowed in accordance to the General Plan 2030 and the Zoning and Development code.

Sincerely,

Barry Goldstein, AIA
Principal



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June 25, 2008

RE: 6th and Wilson Custom Home Lots— SPR08029
430 W 6th Street
Tempe, AZ 85281

Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85280-5002

Dear Ms. Kaminski,

We are requesting the review of the attached submittal for a PAD Overlay District approval:

Sunny Tempe Investments currently owns Lot 9 (proposed site), 10 and 11. Through the appropriate lot platting procedures we propose to take 20'-0" of Lot 10 and give it to Lot 9 to allow for a 70.0' (d) by 167.4' (l). Lot 9 will be split into four (4) lots of equal size. Each lot will be sold off individually for use as a single family residence with a proposed building area of 1,114 S.F. with a backyard to allow for the future pool, play area, etc...

The proposed residence would have a two car garage with the entrance and a den at the lower level. The Second Level consists of the Living Level with a Kitchen, Dining and Living Area with a balcony facing Wilson. The Third Level is the Sleeping Level with a Master Bedroom Suite, two (2) bedrooms, bath and Laundry Room. There will be a Roof Deck of approximately 350 S.F.. The Elevation will have a modern look with a combination of Stucco, Steel and engineered wood siding,

PAD approval:

The proposed project is situated on a half acre lot and is currently zoned R-3. In changing the zoning and using the PAD guidelines it allows the owner to sub-divide the lot as indicated in the plans and establish the development standards required to market a unique "for-sale" single family product in the downtown area thus maximizing the potential of the site as allowed in accordance to the General Plan 2030 and the Zoning and Development code.

Sincerely,

Barry Goldstein, AIA Principal

6th & WILSON CUSTOM LOTS (PL080154)

NEIGHBORHOOD MEETING NOTES

Date: June 9th, 2008

Location: Westside Community Center, Tempe, AZ

People at the meeting: 14

Minutes by Fernando Salazar (VVG Architects)

The owner/developer explained the concept of the project to divide a lot into four. These 4 lots would be zoned for single residence within the boundaries established by the Zoning department.

Future buyers could build a house and change the architecture presented in the preliminary plans but only inside the envelope created by the zoning setbacks and the height restrictions.

One person complained about the noise of the train being close to the property.

Another person asked if future buyer has to build immediately or can "sit" on the lot as they want. The answer was positive. Future owner has same privileges and rights as any other single house lot owner.

Comments about how the neighborhood has been changing.

People asked about maintenance. The answer was that maintenance was the same as any other house owner.

Sidewalks. The developer will increase the width of the sidewalk to 6 feet just the front of the property.

Some people stated that the area looks like an "island". They are surprised that the City has not encouraged change.

Some questions about other areas developing around. The answer was not much. Most of other projects are on hold.

Developer stated that this area is getting a little eclectic. Also states that the opposite corner could have a very positive impact if developed, right now is an empty lot.

Around the neighborhood there is an empty pink house; neighbors encouraged each other to write to the City to do something about it.

There are other concerns about graffiti in the area.

Finally some people asked if they can follow the process for this lot. The developer gave their phone number and address and to call him or the City.



VINCENT | GOLDSTEIN
ARCHITECTS

1 East Camelback | Suite 430
Phoenix, AZ 85012
602.716.5611 | fx 602.716.5613
vgaarchitects.com

July 2, 2008

RE: 6th and Wilson Custom Home Lots— SPR08029
430 W 6th Street
Tempe, AZ 85281

Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85280-5002

Dear Ms. Kaminiski,

I met with the Riverside Sunset neighborhood committee on July 1, 2008 at 6:30 PM at the Westlake Community Center. There were six (6) attendees from the neighborhood (see attached "sign-in" sheet).

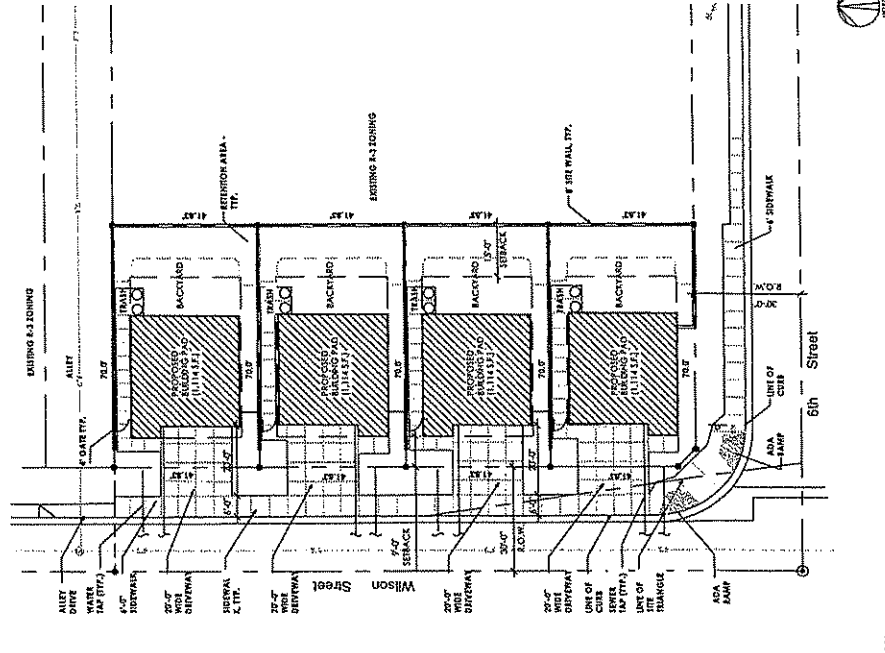
Here are some notes and comments from the meeting:

- Cost of lots - I could not answer this and if they like I could get this information from the owner.
- Cost of future units - Based on current costs of our existing projects I told them about \$200/SF.
- Emphasized these are four (4) separate lots "for sale" and they may not be developed by the current owner. The architecture currently designed and presented to the group is being used as a place holder and helped develop the PAD standards for the site. We would love to see four (4) different concepts.
- All of the attendees gave positive feedback on the project.
- The only concern came from Bill Butler who was concerned about the 40'-0" height request. I explained this height was derived from the use of a stairwell to access the roof deck we proposed as part of our design. I pointed out that our 5th Street Lofts project was 38'-0" in height and our 675 South Project is 50'-0", so this project fits within the context of what has already been approved in this area. He said he might bring up this issue at the hearing on the 8th. The other attendees did not seem to be as concerned with this issue.
- Meeting ended around 7 PM.

Sincerely,

Barry Goldstein, AIA Principal

PLANNED AREA DEVELOPMENT OVERLAY FOR 6th & WILSON CUSTOM HOME LOTS



Site

DS080491

PAD08009

REC08029

LOCATION MAP
(NOT TO SCALE)



www.vga.com

PROJECT INFORMATION

OWNER: SUNNY TRAVE INVESTMENTS
P.O. BOX 1797
TEMPE, AZ 85281-1797
480.761.4344

ARCHITECT: VINCENT GOLDSTEIN ARCHITECTS
ONE EAST CAMELBACK ROAD
PHOENIX, AZ 85012
602.716.5611
800.716.5611

PROJECT ADDRESS: 430 WEST 6TH STREET
TEMPE, ARIZONA 85281

ASSESSOR'S PARCEL NUMBER: 124-3-009A

EXISTING ZONING: R-3

EXISTING NET LOT AREA: 11,721 SF [27 acres]
Proposed: Four (4) Equal Lots / 11,721 SF = 2,930 SF

LEGAL DESCRIPTION: LOT 3, BLOCK 1 OF CRYSTALVIEW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 33 OF MAPS, PAGE 40, DESCRIBED PROPERTY BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVERS, MARICOPA COUNTY, ARIZONA, AND COMPRISING AN AREA OF 23.87 SQUARE FEET OR 0.544 ACRES MORE OR LESS.

PROPOSED USE/PROJECT DESCRIPTION:
* DIVIDE EXISTING LOT 3 INTO FOUR (4) SEPARATE "FOR SALE" LOTS OF EQUAL SIZE
* PROVIDE A 1,114 SQUARE FOOT BUILDING FOR THE FUTURE CONSTRUCTION OF A 2,000 - 2,800 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 300 SQUARE FOOT ROOFTOP DECK

LOT COVERAGE:
LOT COVERAGE SHALL MEAN THE AREA OF LAND WHICH IS COVERED BY A BUILDING ON A PARTICULAR SITE. LOT COVERAGE SHALL BE THE GROSS FLOOR AREA OF THE FIRST FLOOR COVERED BY THE GROSS FLOOR AREA OF THE FIRST FLOOR.
[TOTAL BUILDING FOOTPRINTS / NET LOT AREA] = LOT COVERAGE
PROPOSED MAX LOT COVERAGE = 50%
1,114 SF / 2,930 SF = 38% < 50% OK

GENERAL PLAN 2010 PROJECTED LAND USE: UNRESIDENTIAL

DENSITY ALLOWED: 25 UNITS/ACRE

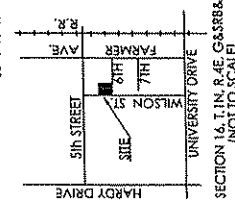
ZONING CODE DATA:
ZONING MAP AMENDMENT REQUESTED:
REQUEST TO CHANGE THE EXISTING R-3 MEDIUM-DENSITY TO R-1 PAD SINGLE-FAMILY
PARKING REQUIRED TABLE 406:
SINGLE-FAMILY
REQUIRED:
PROVIDE:
2 SPACES
2 SPACES (ENCLOSED GARAGE) x 4 UNITS = 8 SPACES
2 PROVIDED IN GARAGE
BICYCLE PARKING PROVIDED:
CONSTRUCTION TYPE AND OCCUPANCY (IRC 2006):
OCCUPANCY: R3
CONSTRUCTION TYPE: V8
SUBDIVISION PLAN REQUIRED

TABLE 4-202B DEVELOPMENT STANDARDS IN ALL FAMILY DISTRICTS
TABLE 4-202A DEVELOPMENT STANDARDS IN AGRICULTURAL AND SINGLE-FAMILY DISTRICTS

STANDARD	R-3	Proposed R-1-PAD
Density (units/acre)	20	15 DU/AC
Min. Lot Area per Dwelling Unit (square feet)	2,160 sf	—
Min. Net Site Area (square feet) per Dwelling	—	2,800 sf
Min. Lot Width (feet)	—	41.83
Min. Lot Length (feet)	—	70.00

Building Height (feet)	30 ft	40 ft
Building Height Max.	Yes	NO
Building Height Step-back required adjacent to 5' or MF	50%	50%
Max. Lot Coverage (% of net site area)	25%	25%
Max. Landscape Area (% of net site area)	20 ft	9 ft
Setbacks (feet):	20 ft	5 ft
Building	20 ft	20 ft
Open Structures	10 ft	5 ft
Parking	0 ft	0 ft
500'	10 ft	5 ft
Building Walls	10 ft	5 ft
Porch, Balcony or	5 ft	0 ft
Common Walls	0 ft	0 ft
Rear	15 ft	15 ft
Building Wall, Porch, Balcony, or Fence Wall	0 ft	0 ft
Common Walls	10 ft	5 ft
Street Side	20 ft	20 ft

* Propose undergrounding of all 8 ft setbacks of Wilson Street:
Gas Service - Individual meters (if provided)
Water Service - Individual meters
Sewer Service - Individual lots



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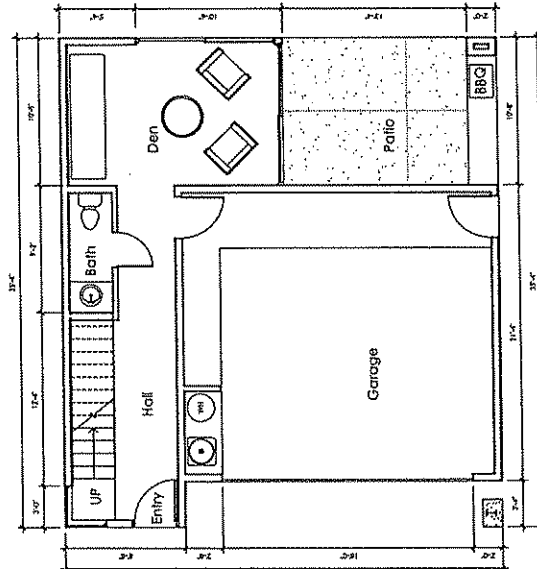
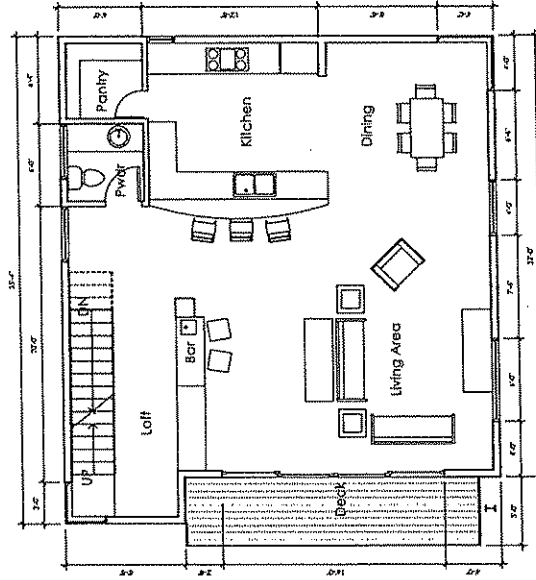
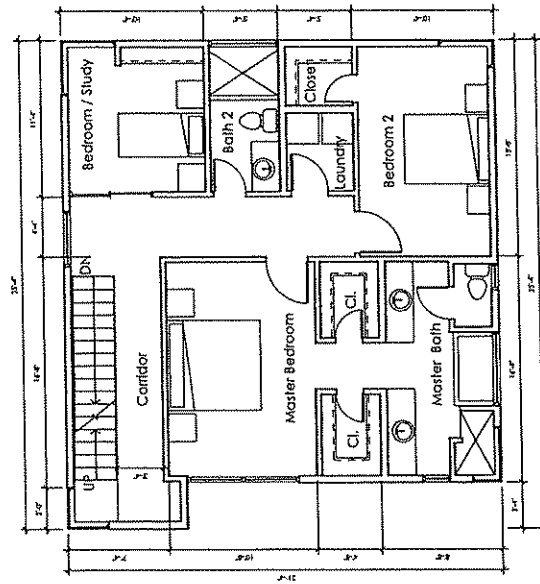
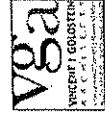
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PLANNED AREA DEVELOPMENT OVERLAY FOR 6th & WILSON CUSTOM HOME LOTS

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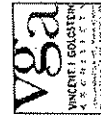
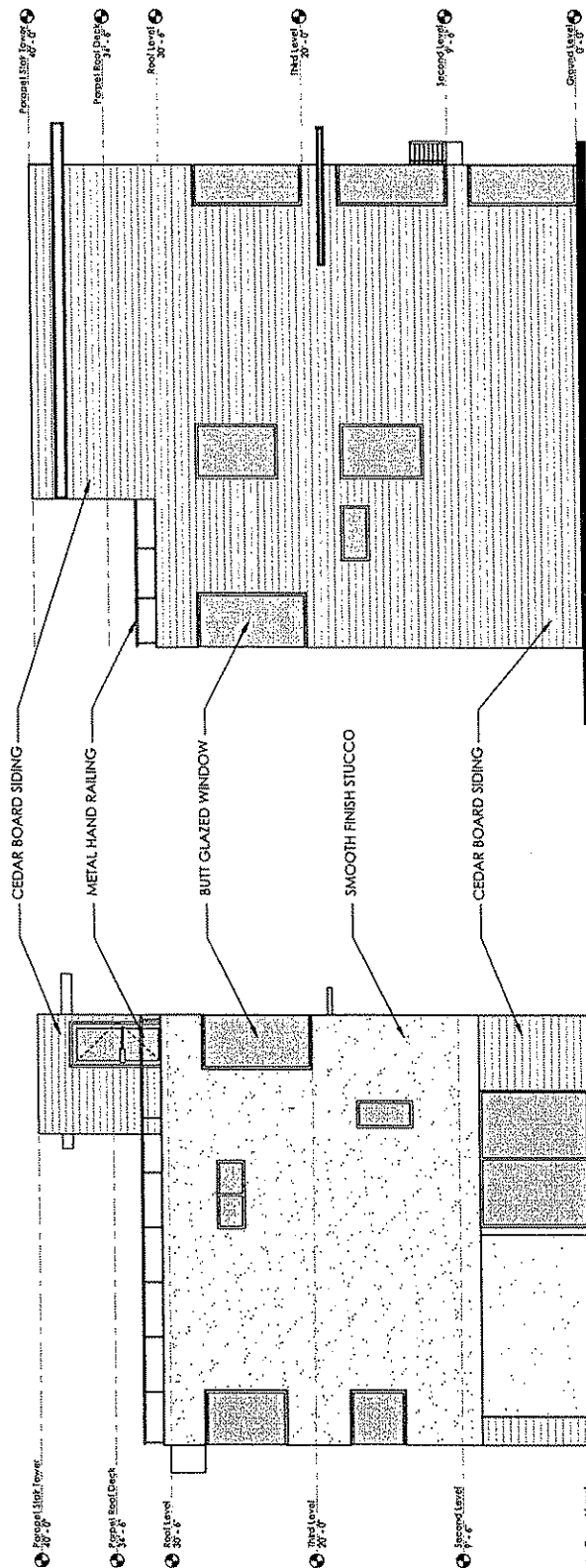


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PLANNED AREA DEVELOPMENT OVERLAY FOR 6th & WILSON CUSTOM HOME LOTS



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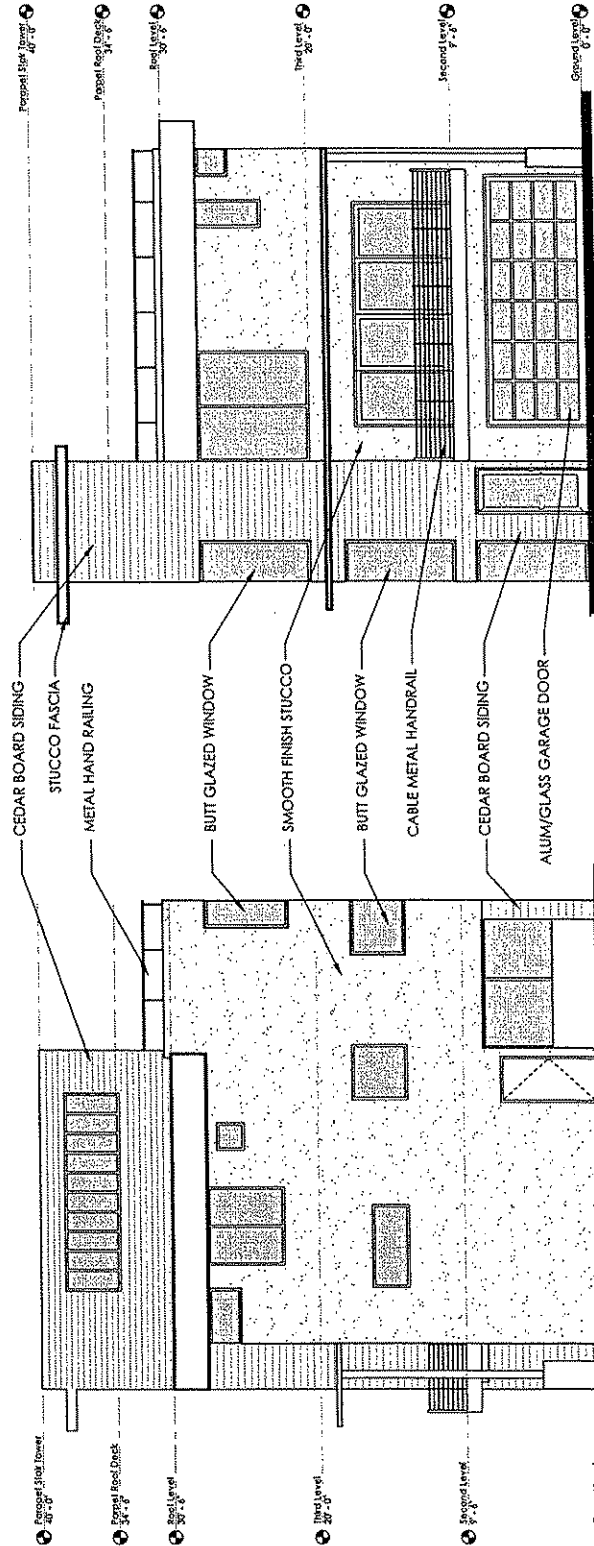
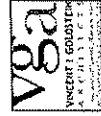
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PLANNED AREA DEVELOPMENT OVERLAY FOR 6th & WILSON CUSTOM HOME LOTS

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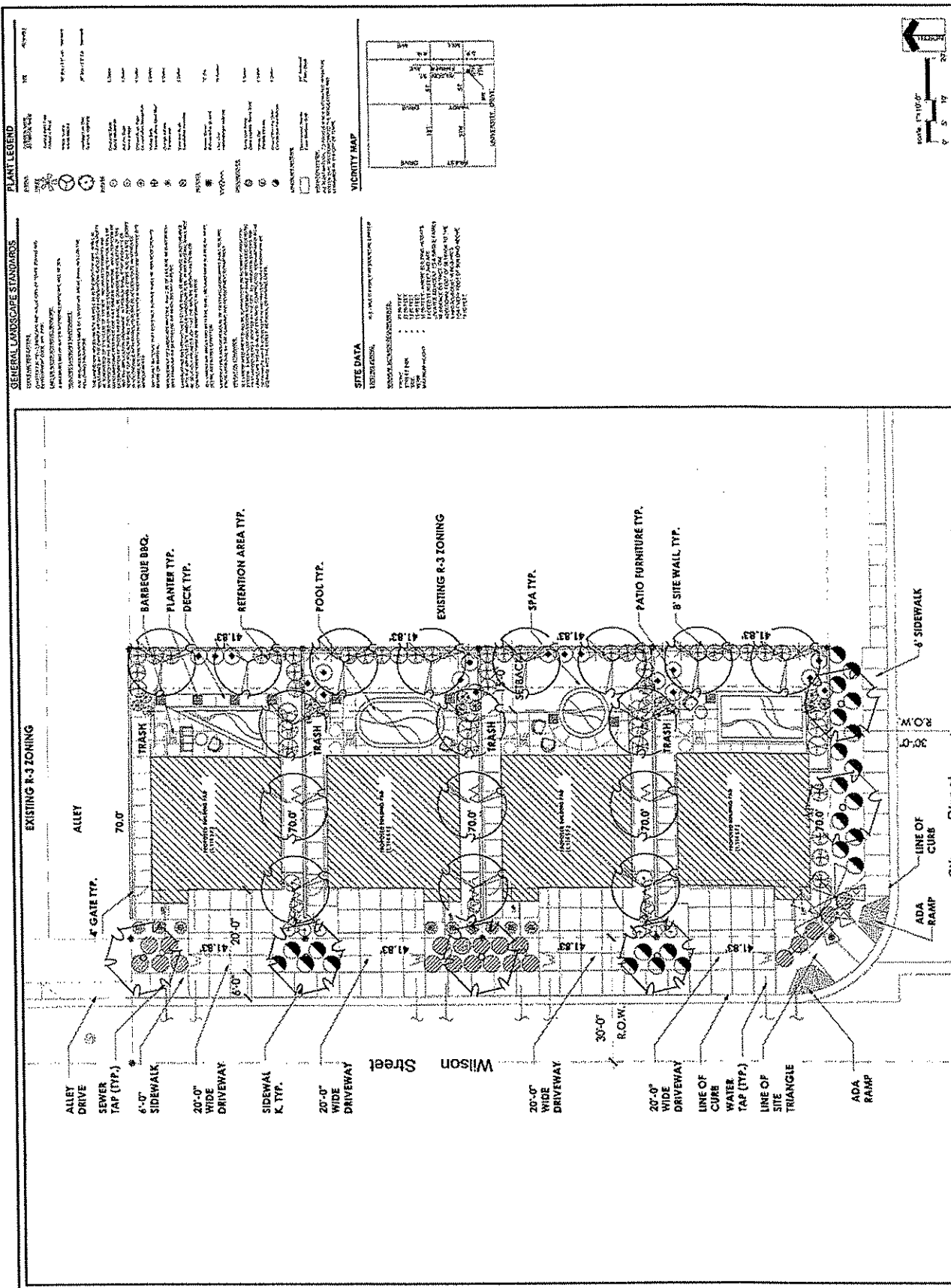
South Elevation
SCALE 1/4" = 1'-0"

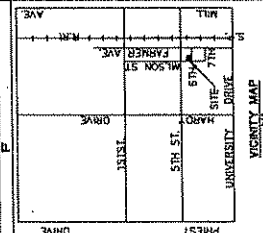
West Elevation
SCALE 1/4" = 1'-0"

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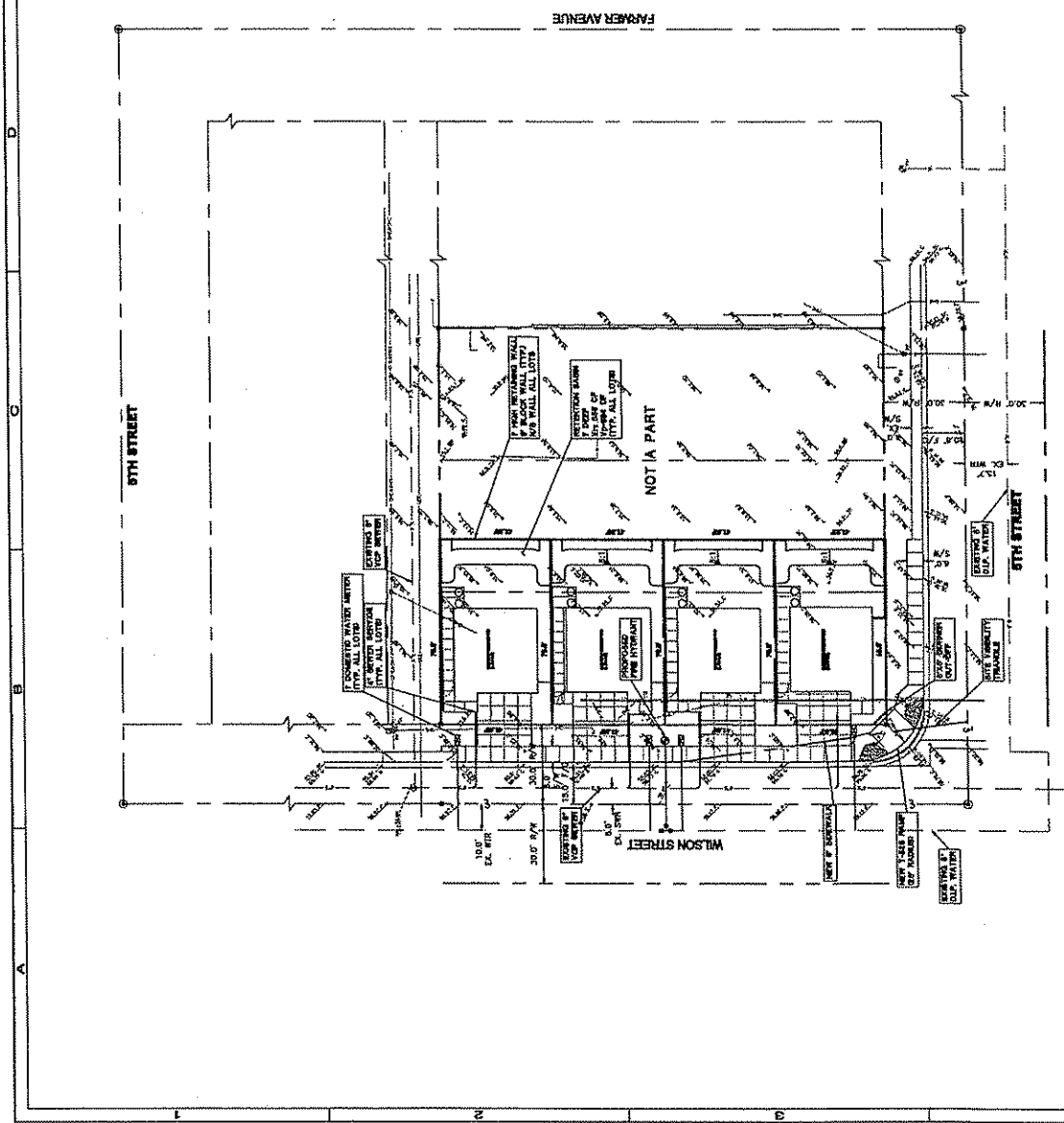
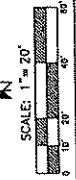
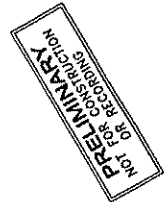




OWNER/DEVELOPER:
EVANS TURF DEVELOPMENTS
1000 BOYD RD., SUITE 200
BOYD, AR 72001
TEL: (501) 948-4334
CONTACT: JOSEPH LEWIS

ARCHITECT:
WAGNER/O'LOFFEN ARCHITECTS
1 EAST CAMELBACK ROAD, STE 410
PHOENIX, AZ 85018
TEL: (602) 710-5811
FAX: (602) 710-5813
CONTACT: BARRY O'LOFFEN

ENGINEER:
GRIFF PROFESSIONAL SERVICES
5213 N. 24TH STREET, SUITE
200, PHOENIX, AZ 85018
PH: (602) 974-0028
FX: (602) 944-8600
CONTACT: CRAIG BAKER

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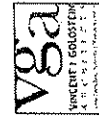
PLANNED AREA DEVELOPMENT OVERLAY FOR 6th & WILSON CUSTOM HOME LOTS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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① VIEW LOOKING EAST



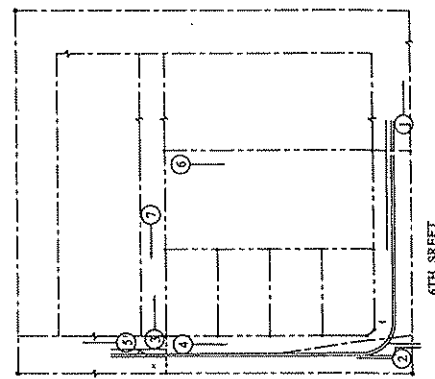
② VIEW LOOKING NORTH



③ VIEW LOOKING EAST



④ VIEW LOOKING SOUTH



Site
Scale: 1" = 100'



⑤ VIEW LOOKING NORTH



⑥ VIEW LOOKING SOUTH



⑦ VIEW LOOKING WEST

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